PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, John McLeod legal owner of the property situate in Baltimore	1950
County and which is described in the description and plat attached hereto and made a part hereof,	
hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant	22-2
to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an	4,2
DoFie 16 zone; for the following reasons:	

error in map (see attached brief)

and (2) for a Special Exception, under the said	I Zonlag Law and	Zoning Regula	ations of Baltimore
County, to use the herein described property,	for		
Property is to be posted and advertised a	se prescribed by 7	oning Regulation	
I, or we, agree to pay expenses of above :			
posting, etc., upon filing of this petition, and regulations and restrictions of Baltimore Coun-			
County.	ty adopted pursua	int to the Zoning	Law for Baitimore
County.	- 33		1997

815 Fred mak 14

B. It. 28 M

, 197 ...! that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimo. County, in two newspapers of general circulation through-Dil Billings County, that property be posted, and that the public hearing be had before the Zoning f Baltimore County in Room 106, County Office Building in Towson, Balti

day of October Fini la lanca

10/47/

A HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS 4200 ELBRODE AVENUE / BALTIMORE, MD. 21214 (361) 426-2) 44

April 15 197

Description of Portion of McLeod Property on Hollins Ferry Rose For Zoning Reclassification from DR-5.5 to Di-16 Zone

ESGINNING for the same on the north side of Hollins Ferry Road, 70 feet wide, at where it is intersected by the center line of Charleston avenue, as proposed to be laid out. 60 feet wide, thence leaving said place of beginning and running and birding in the center of Charleston Avenue the 3 following courses and distances, vist (1) North 03 degrees 15 minutes 40 seconds East 70,00 feet to a point of curve, thence (2) Mortherly by a curve to the left with a railus of 700 feet for a distance of 64.00 fust to the end of said ourse and thence (3) Murth 03 degrees 20 minutes 16 seconds West 177.58 feet, themes leaving the center line of Guarleston Avenue and running to t' : west side of said us and continuing the same course, in all, (4) South 36 degrees 54 minutes 23 accords Mast 618,00 feet, thence (5) South 03 degrees 52 minutes 56 seconds East 235,12 feet to the morth side of Hollins Perry Road, themse running and binding on said north mide of Hollins Formy Road the & following courses and distances, wis: (6) North 85 degrees 30 minutes 00 seconds East 104.31 feet to a point of curve, thence (7) Southeasterly by a curve to the right with a radius of 735 feet for a distance of 228.84 feet to the end of said curve, thence (8) South 76 degrees 39 minutes 40 seconds East 164,95 feet to a point of curve, thence (9) Southeasterly by a curve to the left with a radius of 665 feet to the west side of Charleston Avenue and continuing along said curve, in all, 122 feet to the place of beginning.

Containing 3.79 acres of land, more or less.

Note: This description has been prepared for soning purposes only and is not intended to be used for convayance.



RE: PETITION FOR RECLASSIFICATION from D.R. 5.5 to D.R. 15 NW corner Charleston Avenue and Hollins Ferry Road 13th District - SW Sector

John MacLead, Petitioner

and Zoning.

40 Hannell

COUNTY BOARD OF APPEALS OF

> BALTIMORE COUNTY No. 72-95-R

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OPINION

This case comes before the Board on an appeal by the protestants from an rder of the Zoning Commissioner which granted a reclassification from D.R. 5.5 to D.R. 16 on a property located at the northwest corner of Charleston Avenue and Hallins Ferry Road in the Thirteenth Flection District of Haltimore County.

This case commenced on December 21, 1972, at which time Frank E. Cicone Esquire appeared on behalf of the petitioner and advised the Board that his client had sold the property and was no longer interested in pursuing the petition for reclassification. The Board at that time continued the case hoping to receive written confirmation of the above

After repeated efforts the Board has not received such confirmat hence, rescheduled the case for public hearing. Said hearing was held on May 2, 1973, with due notice of same having been sent to all interested parties. Neither the petitioner nor any representative was present. The protestants were represented by Jeffrey M. Dreifuss, Esquire. The Board sitting de novo and receiving no evidence of estimony on behalf of this petition has no alternative but to Jeny said petition.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 10th day of May, 1973, by the County Board of Appeals, ORDERED that the reclassification etitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, btitle B of Maryland Rules of Procedure, 1961 edition.

is hereby reclassified from a D.R.5.5 Zone to a D.R.16 Zone, from

and after the date of this Order, subject to the approval of a site plan by the Bureau of Fublic Services and the Office of Planning

COUNTY BOARD OF APPEALS OF BA! TIMORE COUNTY

RE: PETITION FOR RECLASSIFICATION PETITION FOR RECLASSIFICATION NW/corner of Charleston Ave-nue and Hollins Ferry Road -13th District John McLeod - Petitioner NO. 72-95-R (Item NO. 47)

FOR

CHYED

ORDER RE 11/9

BEFORE THE ZONING COMMISSIONER OF

EALTIMORE COUNTY

111 111 111 111 :::

The Petitioner requests a Reclassification from a D.R.5.5 Zone to a D.R.16 Zone for a parcel of property located on the northwest corner of Charleston Avenue and Hollins Ferry Road. in the Thirteenth District of Baltimore County, containing 3.79

subject property was zoned R.A. on January 23, 1964. With the adoption of the Comprehensive Zoning Man on March 24, 1971, the Baltimore County Council thought it was necessary to "downshift" e subject property to a D.R.5.5 Zone.

The Petitioner indicated that he has owned the property approximately twenty (20) years. He stated that he did not take an active part in petitioning the Baltimore County Council for any changes on the new Comprehensive Zoning Map with reference to the subject property. It was further indicated that he was never notified of the anticipated "downshift" from a R.A. Zone to days prior to its adoption, and the property was still indicated as a D. P. 16 Zone. He further stated that he anticipated construction of garden type apartments, predominately two (2) bedroom type

Mr. Kenneth McCord, a qualified registered planner, engineer and surveyor, indicated that he felt the property, in its present classification, is in error. He stated that the property should be a D.R.16 Zone in order to create a buffer for the properties lying to the south. He also indicated that the Baltimore County Council had not taken into consideration the ultimate improvement of Hollins Ferry Road. He stated that the development

of a D.K.5.5 Zone for the property would not be aconomically feasible. Also, he noted that all utilities serve the property thereby making it ready for development. Furthermore, it will stabilize the neighborhood.

It should be noted that, under Item No. 47, of the Baltimore County Planning Board recommendations to the Zoning Commis-

"In November, 1970, the Planning Board hal based its recommendation for D.R.16 zoning on the fact that this tract had frontage on Hollins Ferry Road and was adjacent to land designated as a fource neighborhood ahopping center. In restudy-the control of the season of t

Residents of the area, in protest of the subject Petition, indicated that Hollins Ferry Road was heavily traveled. They further indicated that the granting of the Petition could possibly overburden the school system in the area. Furthermore, they claim that the Reclassification would be detrimental to their health, safety and welfare.

Without reviewing the evidence further in detail but on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the subject property, as presently zoned, is in error. In the adoption of the Comprehensive Zoning Map, the widening of Hollins Ferry Road, as a major collector street, was obviously not taken into consideration. Furthermore, the subject property, which would enjoy a D.R.16 Zone, would act as a buffer between the residences to the south and the shopping area along Hollins Ferry Road.

The Baltimore County Planning Staff and the Baltimore County Planning Board have taken all of these matters into consideration and, by giving it an in depth study, have recommended

For the aforegoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of June, 1972 that the herein described property or area should be and the same

RST NATIONAL BANK BLDG April 15, 1971

Mr. Edward D. Hardesty Zoning Commissioner County Office Building Towson, Maryland 21204

RE: Property of John MacLeod

\$ #20

Dear Mr. Hardesty:

......

I am filing a patition in the above-subject case and wish to cite as a basis the following reasons which constitute error in the zoning maps signed March 24, 1971.

- The Council committed error in downshifting the subject property to 5.5.
- 3. The downshift is confiscatory and illegal,
- The petitioner herein has spent considerable of money in order to obtain the zoning and for earing the subject site which is ready for develop-
- The map in taking away the zoning constitutes most glaring and illegal error.
- The action of the Council is not based on orderly and well planned development but rather 'ts action is without rayme and reason.
- And for other and further valid reasons to be shown at the hearing hereof, which will show the glaring error in the adoption of the maps.

STANLEY SOLLING 807 MARYLAND TRUST BUILDING CALVERT AND REDWOOD STREET (300 727-8748

June 21, 1972

1

Zoning Commissioner County Office Building , Maryland 21204

> Re: Petition for Reclassification NW/corner of Charleston Avenue and Hollins Ferry Road - 13 District John McLeod - Petitioner No. 72-95-R (Item No. 47)

Please note an appeal in the above entitled matter from your decision of June 1, 1972 to the County Board of Appeals in behalf of Nr. Marrin Racqle, 3128 Ryerson Circle, Baltimore, Maryland, Mr. James S. Balderson, 3112 Ayerson Circle, Baltimore, Maryland, and Mr. Benjamin Volluse, 2271 Ryerson Circle, Baltimore, Maryland

My check for \$70.00 for this Appeal is enclosed.

Sincerely yours, Stouly Sollin

STANLEY SOLLINS

11N 27 72 PM -

JUL 02 1973

RE: Petition for Reclassification NM/Corner of Charleston Avenue and Hollins Perry Road - 13th District John Notesod - Petitioner NO. 72-95-R (Item No. 47)

Dear Mr. Balderson:

I am in receipt of your correspondence of January 24, 1972, inquiring as to an Order concerning the above captioned

As of this date, I have not made a decision. When an Order is written, a copy of same will be forwarded to you.

Very truly yours,

S. ERIC DI NENNA

SED/srl

PATAPSC, TERRACE IMPROVEMENT ASSOCIATION INCORPORATED

72-95-R

JAN 31 72 AM

January 24, 1972

Dear Sire

S. Bric Dinenna Zoning Commissioner Baltimore County

This letter is written to inquire about the ruling of the hearing which rook piace on October 6, 1971 at the Baltimore County Sourchbouse, pertaining to the procosed zoning change at Mcline Ferry Road and Charleston Avenue.

At this hearing, representatives of the Patapaso Terrace Incorvement Association were told they would be motified in writing of the decession of this hearing, within thirty days. As of this date, no notification has been received as to this

Tuling.

We would appreciate a responce on this matter as soon as

Respectfully yours.

Patapsco Terrace Improvement Association Malerie L. Breitenbach (Secretary)

James E. Balderson 3132 Ryerson Circle Baltimore, Maryland 21227

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 21, 1971

COUNTY OFFICE BIDGE III W. Chespeake Ave. Towner, Maryland 2020

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANNING

BUILDING DEPARTMEN BOARD OF EDUCATION

ZCNING ADMINISTRATION POUSTRIAL DI.VELOPMENT

Hr. George E. Gavrelis, Director Office of Planning & Zoning 301 Jefferson Building Towson, Maryland 21204 **6**0a Chairse

RE: Item #47 (April - October Cycle 1971)
Property Owner: John McLeod
Location: Mollins Ferry Road at Charleston Ave.
Present Loning: D.R. 5,5
Proposed Coning: D.R. 16
District: 17 Sector: Southwes.ern
No. Acres: 3,79 BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COMMISSI No. Acres: 3.79

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently a vicant tract of land, with the property to the north zoned DR 5.5, and developed with group homes. The property to the sax: is a vacant 8.1, tract of land. The property to the vast is a vacant DR 5.5 tract of land. The property to the such on the south side of hollins Ferry Road is presently Improved with group homes. Hallins Ferry Road in this location is improved insofar as concrete curb and gutter are concerned on the south side and widening will be required along the north side in conjunction with the proposed curb and gutter,

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

This site has frontage on Hollins Ferry Road and Charleston Avenue.

Hollins Ferry Road is an existing County road, which shall ultimately be improved to major collector standards.

Item #47 Page 2 May 18, 1971

Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Baltimore County Operatement of Public Works for a 64-foot cloud road section on a 70-foot right-of-way will be required far any grading or building permit

Storm Dreins:

The politioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, aspectally by the concentration of surface waters, Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Provisions for accommodating sorrm drainage have not been indicated on the submitted plan.

Public drainage facilities are required for any off site drainage facilities and any on site facilities serving off site areas, in accordance with the standards of the Baltimore County Department of Public Works.

On site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Sediment Control:

Oevelopment of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property. Sadiment control is required by State law. A grading primit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will to necessary to be reviewed and approved prior to the recording of many record plat or the issuance of any grading and building permits.

Public water facilities are available to benefit this property.

Supplementary fire hydrants and improvements to the public system may be required for adequate protection.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply.

Item #47 Page 3 May 18, 1971

Service within the site from the public system must be in accordance with the Daltimorc County Building, Plumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Public Works.

Sanitary Sewert

Public sanitary sewer facilities are available to benefit this

Improvements to the public system may be required for adequate

The Petitioner is entirely responsible for the construction of his on site private sanitary sewerage, which must conform with the Baltimore County Plumbing Code.

The plan for development of this property is subject to approval of the State Desertment of Health prior to acceptance of a preliminary or final plat for recordation.

HEALTH DELARTHENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Mirryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet along an approved road,

A second means of access is required for the site.

Minimum width to the roads through site shall be 30 feet to assure passage of Fire Department equipment,

A. When pull-in parking is designed for both sides of a roadway, the minimum distance from curb of the parking area shall be 64 feet. a. Pull-in parking on one side only, the distance from curb to curb shall be $44\ \text{fcci.}$,

Item #47 Page 4 May 18, 1971

The cener shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from OR 5.5 to OR 16 of 3.79 acres. This proposal should increase the trip density from 200 trips per day to 450 trips per day. This immall increase in volume should have little or no effect on Hollins Ferry Road, which has a present volume of 7,000 whicles a day.

The existing zoning could yield approx, B elem, pupils, while a change to parden or T.H. apts. con'e yield from 19 to 65 elem, pupils, 5-8 Jr. HI, pupils, 5 a to 13 Sr. HI, pupils. The County Council has granted 16-acres of BR 16 and on E/S Charleston Ave. between 5th & Bigley which could yiels from 77 to 259 more elem, pupils, 18 to 31 Jr. HI, pupils, 6 13 to 3 Jr. HI, pupils,

Schools Servicing this Area:

Sept. 22, 1970	Capacity	Enroll.	<u>+/-</u>
Riverview Ele.	1050	1100	+50
Arbutus Jr.	1260	1575	+375
Lensdowne Sr.	1530	1742	+212
Future Const.	Stetus	Canacity	Est. to Open
Lansdowne Jr.	Underway	1,120	9/71
Lansdowne Sr.Add. Alt.	Budgeted	400	71-72

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and combines with the Haryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

THOTELVIC HOLTERTSINIMON DIVISIONS

The development of this small tract of land into apartments should not overcrowd the goads insofar as traffic concession is concerned. However,

Item #47 Page 5 Nay 18, 1971

there is a severe problem at the present time on overcrowding of schools, and the granting of this petition would just tend to compound the already existing problem.

> Very truly yours, Ohine & Thyen OLIVER L. MYERS, Chairfine

ect Edward D. Hardesty

Mr. John MacLeod 815 Frederick Avenue Baltimore, Maryland 21228

TO: Mr. Edward D. Hardeaty, Zoning Complerion-Attn: Mr. Myers

FROM: Planning Divinion Pire Prevention Bureau

SUBJECT: Property Owner:

location: Hollins Ferry Rd. at Charleston Ave.

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 500 feet along an approved road.

A second means of access is required for the site.

wm width to the roads through site shall be 30 feet to assure passage

A. When pull-in parking is designed for both sides of a roadway, the minimum distance from curb to curb of the parking area shall be 64 feet.

B. Pull-in parking on one side only, the distance from curb to curb shall be by fort.

Respectfully submitted:

H Thomas Kells

The owner shall be required to comply with all applicable requirements of the 101 Life Safety "ode, 1967 edition, and the Fire Prevention Code wher construction plans are submitted for approval.

BALTIMORE COUNTY, MARYLAND

THENT OF TRAFFIC ENGIN WOON, MARYLAND 21204

Edward D. Hardesty Attn: Oliver L. Myers

Date May 14. 1971

C. Richar, Moore FROM:

SUBJECT

I tem 47 - Cycle Zoning Property Owner: John McLeod Hollins Ferry Road at Charleston Avenue

The subject petition is requesting a change from DR 5.5 to DR 16 of 3.79 acres. This proposal should increase the trip density from 200 trips per day to 450 trips per day. This small increase in volume should have little or no effect on Hollins Ferry Road, which has a present volume of 7.000 vehicles a day.

BALT MORE COUNTY, MARYLAID

INTER-OFFICE CORRESPONDENCE

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltisors County Department of Health.

Date May14, 1971

John NcLeod
Location: Hollins Ferry Rd. at Charleston Ave.
Present Zoaing: D.R. 5.5
Proposed Zoning: D.R. 16
District: 13th Sector: Southwestern
No.Acres: 3.79

TO Mr. Oliver Myers

47. Property Owner: John McLeod

SUBJECT Item 47.

FROM Isn J. Forrest

BANATIPORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY CONMITTER MEETING

OF APRIL 27 428 (CYCLE ZENING)

07

Petitioner: Jana McLeon

Iocation: However Feery Ro at Charlesters Ave

Districte 13

Present Toning: Da 5.5

Proposed Zoning: Da 14

No. of Acres: 3.79

Comments: The Existing Zewing Could THELD APPREX. & BLOM. Pupies WHILE A CHINGE TO GARDEN OR THE ANTS COULD VICED FROM 19 to CT 65 Ecom Porces, 5-8 Janta Dones , \$ 3 to 13 Sauth Purces. The County Council HAS GRINTED IL LERGE OF DIELL IND ON ELS CHARLESTEN AVE. Beneden Sty & Bicket water could yield Frem 77 to 259 meas Buen Portes, 15 to 31 Ja. Mr. Romes, & 13 to 51 Sa His Portes.

Schools SERVICING THIS AREA!

Sep 22,1970	CARRETT	Bulley	*/_
Rusaviers Ecc.	1050	1100	+50
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BALT. JORE COUNTY, MANYLA D

INTER-OFFICE CORRESPONDENCE

Edward Hardesty Date May 12, 1971 ATTN: Oliver L. Myers

FROM Ellsworth N. Divor, P.E.

SUBJECT Item #47 (April - October Cycle 1971) Property Owner: John McLeod Location: Hollins Forry Road at Charleston Avenue Present Zoning: D.R. 52 Proposed Zoning: D.R. 16 Dietric: 13 Sector: Southwestern No. Acres: 3.79

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject tiem.

Highways:

This site has frontage on Hollins Ferry Road and Charleston Avenue.

Hollin, Ferry Pond is an existing County Road, which shall ultimately

Highway improvements to this site, including curb and gutter, sidewalks and entrances in secondance with the standards of the Baltimore County Department of Public Works for a hh-foot closed road section on a 70-fouright-of-way will be required for any grading or building permit application.

Charleston Ave ue is an existing County Road, which shall ultimately be improved to local collector standards.

Highway improvements to this site, including curb and gutter, sidewalks and entrances in accordance with the standards of the Saltimore County Department of Public Works for a Mo-foot closed road section on a 60-foot right-of-way will be required for any grading or building permit application.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD., Sept. 22, 1971

Item #47 (April - Stober Cycle 1971)
Property Owner: John McLeod
Nay 12, 1971
Page 2

Provisions for accommodating storm drainage have not been indicated on

Public drainage facilities are required for any offsite drainage facilities and any onsite facilities serving offsite areas, in accordance with the standards of the Baltimore County Department of Public Works.

Onsite dreinage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private and therefore must conform to the County Plumbing and Building Codes.

Sediment Control:

Development of this properly through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings below this property. Sediment cantrol is required by State law. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediesnt control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading and building pornits.

Supplementary fire hydrants and improvements to the public system may

with the Baltimore County Building, Flumbing and Fire Prevention Codes. The service connection to the meter shall be in accordance with the standards of the Baltimore County Department of Fuult Works.

Sanitary Sewer:

Public sanitary sewer facilities are available to benefit this property.

Improvements to the public system may be required for adequate service.

The Potitioner is entirely responsible for the construction of his onsite private sanitary sewerage, which must conform with the Baltimore County Plumbing

The plan for development of this property is subject to approval of the State Department of Health prior to acceptance of a preliminary or final plat for recordation. Demonto, Diver

78-95-R

TH N. DIVER, P.E., Chief, Bureau of Engineering

CERTIFICATE OF POSTING

251605

	ZONNIG	DEPARTMENT	OF	BALTIMORE	COUN
		Tourse		loryland	
			_		

District 13.7	Date of Posting 7. D. 24-1971
Posted for: REPLASSIFICATION	
Petitioner: VOAN HELEOG	
Location of property! W/ CoR. Of Co	URLESTON AVE AND Hollies FORY Rd.
Location of Signa D. N/S Of HOLE	INS FERRY Rd SOFT + W IL CHARIETON
Q MS OF HOLLING FERRY K	INS FERRY Rd 505.7. W. OF CHARLETON d SSOFT TWO OF CHARLESTRA AVE.

John M Martin John M. Martin

. 19.71, the first publication

Cost of Advertisement, \$ 30.00

opening on the 16th day of Sept.

PO J 3678 Req. No. A 5687

day of October.

TOWSON, MD., Sentember 16 19.71 THIS IS TO CERTIFY, that the annexed advertisement was day of October 19.71e first publication appearing on the ____l6th__day of _____September__

CERTIFICATE OF PUBLICATION

72-95

BUREAU OF ENVIRONMENTAL HEALT

T.IF/eam

0

Public water facilities are available to benefit this property.

The proposed private improvement must be reviewed by the Baltimore City, Water Division for adequacy of water supply. Service within the site from the public system must be in accordance

Date of return: O. 1. 1- 1971 Posted by Merles M. Meel

20

72-95-12 25,605

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

District 13 TM	Date of Posting JQ /y 8 1972
Posted for APPEAL	
Petitioner JOHN MACA	rod
HOLL	RUER OF CHARLESTON AUG + WS FERNY Rd
Location of Signs: / N/S C	FHOLLING FERRY P.J. ABROSS FROM PSYFRSD.O. OF HOLLING FERRY P.J. JUSTIN OF CHILDESTONAL
CIRCIE - 2- N/S	OF HOLLINS FERRY Rd- 3 COFT WOF CHISTESTONAL
Remarks:	
Posted by Charles 11.2	Tal Date of return: Voly 14-1972

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To	OFFIC	COUNTY, A B OF FIN.	ANCE	10 10 T
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-this	1746	day of_	August	1971	
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Petitiener's Att	orney		Review	no by Place	S. March

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE August 3, 1972 ACCOUNT 01-662

Stanley Solling, Naguire, 507 Maryland Trust Building, Calvert Street and Redwood Street, Jaltimore, Maryland 21202
Posting of Appeal, for John Holsed - Petitioner, BW/Gorner of Charleston Avenue and Rollias/Ferry Road - 13th District, Case No. 72-755-R

BALTIMORE COUNTY, MARYLAND | No. 3728 OFFICE OF FINANCE - REVENUE DIVISION MISCOLLANEOUS CASH RECEIPT

DATE June 28, 1972 ACCOUNT 01-562

DISTRIBUTION FINK - AGENCY

Stanley Solling, Esquire, 507 Meryland Truse
Building, Celvert and Redwood Streets, Baitimore,
Maryland 21202 - Vost of Appeal on Case No.
72-95-R, NW/corner of Charleston Avenue and Bolline Ferry Road - 13th District, John McLeod,
Patitioner 2874 1838 28

BALTIMORE COUNTY, MARYLAND No. 2127 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ATE April 4, 1972 ACCOUNT 01-662 AMOUNT___\$121.50 PINK - AGENCY Frank Cicone, Esq. 400 Jefferwon Building Towsonk Hd. 21204

#72-95 1861 784 5 121,5Cmm



1 Existing . Zone. 2. Proposed Zone 3 Existing Use. 4 Proposed Use DR.5.5 Zone DQ. 16 Zone Vacant Apartments

DEUSITY NOTES:

1. Area of Property 2. Area of Streets 3. Wet Area 3.79 Ac . 3 Wet Area - 356c: 4 No of Units Fermind - 64 5 No of Units Proposed - 64 6 Mox Height of Building - 35

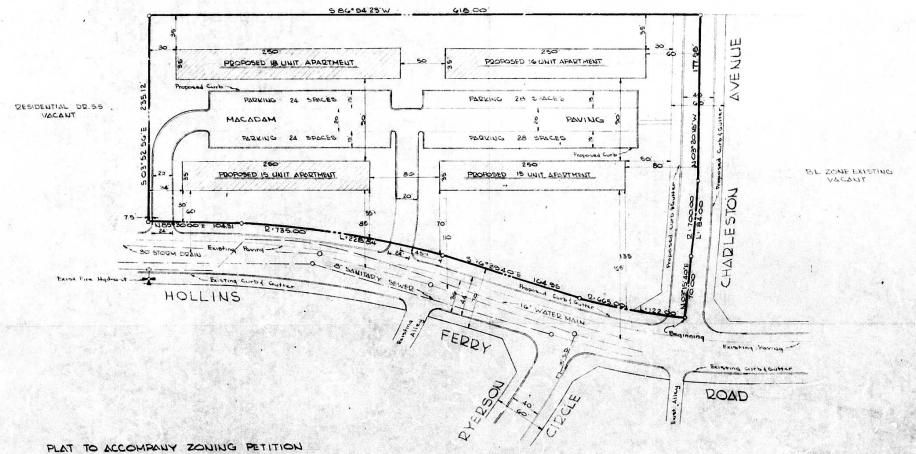
PARKING DATA:

1.513c of Fach Space (9:20') 1800' (Eques Required: 100% of Apt. Units: 64 3.5paces Proposed: 1637 of Apt. Units: 104



DESIDENTIAL DR. 5.5 VACANT

VICINITY MAP



PORTION OF

ELECTION DISTRICT 13

PROPERTY

BALTIMORE COUNTY MD.

map 2A SW 6-1 1/1/21

Note:

This Plat Was Frequent From Available Data For Zoning Application And No Survey Was Made of The Property Boundaries Shown Are There For Only Approx.

